

# Memorandum

MIAMI-DADE  
COUNTY

Agenda Item No. 12(B)1

**Date:** October 2, 2007

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George M. Burge  
County Manager

**Subject:** *Building Better Communities General Obligation Bond (BBC-GOB) Program Quarterly Status Report – Third Quarter FY-07 (April 1 – June 30, 2007)*

The following report provides an update on our efforts related to the *Building Better Communities-General Obligation Bond (BBC-GOB) Program*, in accordance with Resolution No. R-595-05, which established the Administrative Rules for the BBC-GOB program.

Progress continued during the third quarter of FY-07 in advancing the BBC-GOB program. To date, \$263 million of the first \$266 million bond sale (99%) is either in progress or completed, including approximately \$132 million in design and construction contracts approved for advertising or awarded, \$66 million in municipal agreements that have been fully executed and \$10 million in municipal agreements that are in the process of being executed, over \$44 million in County property acquisitions and \$11 million in not-for-profit grant agreements executed or in progress (See Attachment 1). To date, \$114 million of the initial bond sale has already been disbursed. The following is an update on the major components of the BBC-GOB program:

## County Projects

### Design

On April 24, 2007, the Board of County Commissioners (Board) approved a \$12.6 million dollar request-to-advertise for design services for MetroZoo zoo-wide improvements and, on June 26, 2007, the Board awarded the design consultant contract for the "Master Planning for All Correctional Facilities & Design Development and Construction Administration for the New Krome Detention Center". These approvals bring the total to date of design contracts that have been awarded or approved for advertisement to approximately \$67 million. Notable projects that commenced design this quarter included the Historic Hampton House, the MetroZoo Lakeside Playground and Shelter Replacement, a 30-inch sewer force main on Miami Gardens Drive and various local drainage improvement projects throughout the County.

### Construction

During this quarter, approximately \$4 million in drainage improvement construction contracts were awarded for sites throughout the County. Also, the construction contracts for Bird Lakes Park and the "Procurement of Emergency Generators for District Police Stations" were also awarded. Various County-wide water main contracts were also approved for advertising for construction bringing the total to date of construction contracts that have been awarded or approved for advertisement to \$65 million. Furthermore, construction began on various notable projects including the Reconstruction of Hialeah's Walker Park (\$3.7 million), Haulover Park Marina Phase 2 Improvements (\$3 million), the Belen Pump Stations (\$3 million), Black Point Park and Marina Phase 1 Improvements (\$1.5 million), repairs to the Sonovold Bridge on Fontainebleau Blvd and SW 97 Avenue (\$1.4 million), the Normandy Shores Golf Course Improvements (\$1 million) the A.D.

Barnes Park Family Aquatic Facility (\$227,000) and the Tamiami Park Soccer Fields (\$200,000). Also, reimbursement requests for Jackson Memorial Hospital's Renovation/Expansion of Pediatric Services and Construction of the Radiology Recovery Unit in the amounts of \$10.2 million and \$1.5 million respectively were received in mid-July 2007 and processed for payment. These expenses will be reflected during the fourth quarter.

#### Property Acquisitions

In early-June 2007, the County and the State of Florida agreed to a lease for the existing State facility located at 2200 N.W. 7<sup>th</sup> Avenue that will house the County's new Mental Health Facility. The lease between the County and the State is for 99 years at \$1 dollar per year. Preliminary planning work has begun on the required renovations for the facility which are anticipated to cost approximately \$3.5 million of the project's \$22.1 million total BBC-GOB allocation. Preliminary schematic design is expected to commence next quarter and design development is expected to begin in the fall of 2007. An agenda item for the re-allocation of surplus funds from this project will be presented to the BBC-GOB Citizens' Advisory Committee and the Board in the fall.

#### General Status of County Department Sites

Currently, 488 individual County department project sites are in various stages of development, with 457 (94%) of these sites proceeding on schedule. The expiration of the Expedite Ordinance in January 2007 has affected the pace at which BBC-GOB projects are being implemented as has the property tax relief initiative, which may affect BBC-GOB projects that consequently impact the operational budget. The BBC-GOB Citizens' Advisory Committee is particularly concerned about the lack of an Expedite Ordinance and has passed a motion to encourage the BCC to implement an ordinance as soon as possible. A revised Expedite Ordinance prepared by the Office of Capital Improvements (OCI) was rejected by the Governmental Operations and Environment Committee at their meeting of May 15, 2007. A further revised Expedite Ordinance is scheduled to be presented to the Board for first reading in the fall of 2007.

Regarding the potential affects of the proposed property tax relief initiative, the operational impact of BBC-GOB projects currently being implemented and scheduled for future implementation is being evaluated by OSBM. The BBC-GOB Citizens' Advisory Committee has also requested a list of impacted BBC-GOB projects so that they may begin a public campaign to address voter concerns. The uncertainties associated with potential additional operating budget cuts next year have slowed the progress of some projects.

#### Municipal Participation

One-hundred two (102) agreements have been fully executed with municipalities for approximately \$66 million. An additional two municipal agreements with a value of approximately \$10 million are in the process of being executed. On June 5, 2007, the Board amended Section 2-8.2.10 of the Code of Miami-Dade County, via Ordinance 07-77, by establishing provisions allowing municipalities to use their own procurement procedures when constructing BBC-GOB-funded projects on behalf of the County and by allowing municipalities to use their own small business program if they have one in place. In the event that municipalities do not have their own small business program, Ordinance 07-77 states that the said municipalities will have to follow the County's established small business program.

The County provided \$5 million in BBC-GOB funds to the City of Hialeah for the construction of a 300-unit affordable housing residential complex. The first phase of this project is scheduled to open in

September 2007 and Phase II is scheduled to open in August 2008. The total project cost is approximately \$28 million.

The County and the City of Hialeah are also in discussions regarding the construction, by the City, of a multi-use project that would include a health care facility, neighborhood service center and affordable housing building on the corner of Palm Avenue and Okeechobee Road. The land for the project is owned by the City and the area used for this multi-use project would be the existing surface parking lot. The City would construct a parking garage to make-up for the lost surface parking area. The County's contribution to this project is \$7.5 million from the County Commission District 6 Health Care BBC-GOB line item and \$6.5 million from Commission District 6 multi-use BBC-GOB funds.

Ground was broken on the Key Biscayne Sanitary Sewer Project on June 28, 2007. Some municipal projects that were substantially completed during this quarter include the North Miami Beach Highland Sewer Project (\$1 million) and the Milander Park Playing Field (\$899,000). Substantial progress was made on Hialeah's Walker Park (\$3.7 million), the Doral Meadows Park (\$4.6 million) and the Indian Creek Bridge (\$115,000). These projects are in various stages of development.

#### Not-for-Profit Participation (including Cultural Affairs Projects)

Four not-for-profit grant agreements for approximately \$8.5 million have been fully executed, including the Lyric Theater (\$1,500,000), the Richmond Naval Air Station Museum (\$350,000), the Cuban Museum (\$4,110,000) and Fairchild Tropical Gardens (\$2,500,000). The groundbreaking ceremony for the Cuban Museum was held on June 8, 2007. Three other grant agreements with not-for-profits worth over \$2 million are in the process of being executed.

Regarding the Museum Park Project, the Miami Science Museum has been working with OCI on solicitations for their surveyor and geotechnical engineer. They will also be submitting information to the Office of Small Business Affairs and the Review Committee on the CBE goals that will be met during the design of the Miami Science Museum. The BBC-GOB Citizens' Advisory Committee has been kept informed on the status of these projects and continues to raise issues regarding scale and scope so as to ensure that BBC-GOB funds are adequate for the two proposed museums. OCI has requested detailed budgets from both the Miami Science Museum and the Miami Art Museum as part of the readiness review. The County and the City of Miami continue to work through a number of issues related to the Museum Park Project. The County expects to submit a complete report to the BBC-GOB CAC and the Board on the museums in the near future.

#### Grant Funds

On October 6, 2006, 74 proposals were received in response to the BBC-GOB Not-for-Profit Community Based Organization Grant Fund (NFP) request for proposal process (RFP). OCI staff and a Project Review Committee appointed by the County Manager reviewed the proposals for compliance and merit and have made funding recommendations to the County Manager. The County Manager's recommendation to award 37 grants totaling \$30 million received affirmative support from the BBC-GOB Citizens' Advisory Committee at their meeting of July 9, 2007 and was approved by the Governmental Operations and Environment Committee at their meeting of July 11, 2007 and by the Board on July 24, 2007.

During the fourth quarter, an RFP for the Historic Preservation Fund will be advertised.

The Economic Development Grant Fund (EDF) is targeted for the construction of public infrastructure improvements in areas that have not been able to attract new businesses due to the lack of

infrastructure. The grant includes \$75 million for county-wide projects and \$15 million to be used in Targeted Urban Areas (TUAs). Eligible uses for the fund include public infrastructure projects such as roadway improvements, water and sewer expansions, fencing, sidewalks, entryways, lighting and parking. The County Manager's Office is exploring the possibility of assigning administration of the Economic Development Fund to the County's Office of Community and Economic Development (OCED).

On July 6, 2007, the County terminated the agreement with Poinciana Partners LLP for the Poinciana Parking Garage for non-compliance with the agreement. The lease agreement for the land was also terminated.

#### Acceleration of Projects

At its April 24, 2007 meeting, the Board accepted the BBC-GOB Acceleration Process Report that described the process through which program accelerations are reviewed and implemented administratively. The Acceleration Procedure for BBC-GOB projects accepted by the Board on April 24, 2007 moves forward Board-authorized projects that are progressing at a faster pace than originally anticipated and shifts the associated funding from projects that are not progressing as scheduled. This process enables funds to be allocated more efficiently, thereby resulting in projects reaching the community faster. Most importantly, these accelerations have not "de-funded" or delayed any project. Following the Board's acceptance of the report, OCI immediately proceeded to evaluate approximately \$64 million in pending acceleration requests submitted by various departments.

OCI administratively approved \$58 million of the \$64 million in pending project acceleration requests from the initial bond sale of \$266 million submitted by the Public Health Trust, Park & Recreation, the Office of Strategic Business Management (OSBM), the General Services Administration (GSA) and DERM. Some of the more notable projects that were approved for acceleration this quarter included:

- \$28 million for the Not-for-Profit Grant Fund
- \$13.2 million for Renovation and Expansion of Pediatric Services at Jackson Memorial Hospital;
- \$9 million for construction of a Radiology Recovery Unit at Jackson Memorial Hospital;
- \$5.8 million for the acquisition of a Coordinated Victims Assistance Center located at
  - 2400 South Dixie Highway;
- \$899,000 for Milander Stadium Renovations
- \$741,000 for City of Pinecrest Water & Sewer Enhancements
- \$200,000 for Ives Estates District Park Improvements;
- \$230,000 for property acquisition for Redland Fruit & Spice Park;

To date, 86 sites/projects totaling \$129.3 million have been approved for acceleration using funds from projects that have not moved forward as quickly as anticipated. Of this \$129.3 million, 24 sites totaling \$54.3 million were approved for acceleration by the Board at their meeting of October 10, 2006 under agenda item 12 (A) (3). It is important to note that no projects have been delayed by the acceleration of other projects. These actions have been taken to minimize the risk of arbitrage on earned interest and to keep projects moving forward.

#### Public Outreach Efforts

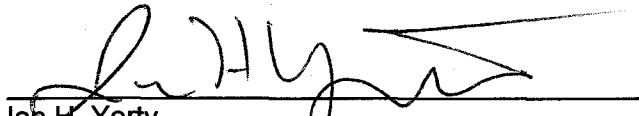
Various groundbreakings were held during this quarter including the Tamiami Park Soccer Fields & Irrigation on April 20, 2007, the A.D. Barnes Park Family Aquatic Center on May 16, 2007, the Cuban Museum on June 8, 2007 and the Key Biscayne Sanitary Sewer Project on June 28, 2007. The BBC-GOB Citizens' Advisory Committee will be conducting a series of public information programs in the fall returning to many of the organizations that were asked to assist in the passage of the BBC-GOB

Program. The CAC will provide community updates to as many of the organizations as can be scheduled.

Citizens' Advisory Committee

Two Citizens' Advisory Committee (CAC) meetings were held this quarter on May 21, 2007 and July 9, 2007. Also, three subcommittee meetings were conducted on April 20th, April 26th and June 27, 2007 to review projects that are progressing slower than anticipated and key issues related to the program. Featured stakeholders included the General Services Administration, the Office of Health Care Planning and the County's Commission on Ethics and Public Trust. Also reviewed at these meetings were various items such as the new proposed Expedite Ordinance, the property tax relief initiative, the Martin Luther King Business Center, the Wynwood/Allapattah Community Center, the Miami Art Museum and the Miami Museum of Science, the Not-for-Profit Grant Fund, the Baywalk Bike Path, the Hialeah Water Treatment Plant and the Seaport Tunnel. The CAC has been instrumental in providing guidance and public input regarding the program and continues to be an effective partner in the program's implementation. Full CAC meetings are held every other month with intermediate subcommittee meetings conducted during the months when no CAC meeting is scheduled.

Over the past quarter, we have continued to make significant strides in implementing the Building Better Communities-General Obligation Bond Program. During the next quarter, the design contract for the "MetroZoo Zoo-Wide Improvements" is scheduled to be advertised and the "Master Planning for All Correctional Facilities & Design Development for the New Krome Detention Center" are also scheduled to commence. The closing for the \$5.8 million acquisition of a Coordinated Victims Assistance Center located at 2400 South Dixie Highway is scheduled for the fall of 2007. Also, the \$10.2 million and \$1.5 million respective reimbursement requests for Jackson Memorial Hospital's Renovation/Expansion of Pediatric Services and Construction of the Radiology Recovery Unit are expected to be paid during the upcoming quarter bringing the overall total for expenditures from the initial bond sale to approximately \$126 million.



Ian H. Yorty  
Special Assistant to the County Manager/  
Interim Director, Office of Capital Improvements

BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND SUMMARY OF GOB PROGRESS Breakdown of GOB Activity			
GOB EXPENDITURES AS OF 7/19/07 (AS PER FAMIS) = \$114 MILLION			
County Departments			
Type of Contract	Contracts in Progress or Completed (As of 7/19/07)	Contract Amounts (As of 7/19/07)	
Approved for Advertising - Design Contracts	71	\$41.5 million	
Awarded - Design Contracts	12	\$7.4 million	
Equitable Distribution Program (EDP) Agreements	32	\$2.4 million	
Pre-existing Design Consultant Agreements or In-house Resources	124	\$16.0 million	
<b>County Design Contracts/In-House Resources - Subtotal</b>	<b>239</b>	<b>\$67.3 million</b>	
Approved for Advertising - Construction Contracts	6	\$18.1 million	
Awarded - Construction Contracts	10	\$23.4 million	
Approved for Advertising - Miscellaneous Construction Contracts (MCC)	11	\$1.8 million	
Awarded - Miscellaneous Construction Contracts (MCC)	107	\$21.9 million	
<b>County Construction Contracts - Subtotal</b>	<b>134</b>	<b>\$65.2 million</b>	
<b>Design and Construction Contracts - TOTAL</b>	<b>373</b>	<b>\$132.5 million</b>	
Property Acquisitions	9	\$44.3 million	
<b>County Departments GOB Activity Sub-Total</b>	<b>382</b>	<b>\$176.8 million</b>	
Municipalities			
Interlocal Agreements Fully Executed	102	\$65.8 million	
Interlocal Agreements in Progress	2	\$10.1 million	
<b>Municipalities GOB Activity Sub-Total</b>	<b>104</b>	<b>\$75.9 million</b>	
Not-for-Profits			
Not-for-Profit Agreements Fully Executed	4	\$8.5 million	
Not-for-Profit GOB Activity - Grants in Progress	3	\$2.1 million	
Others (Econ. Dev. Fund; NFP Fund;)	0	\$0.0 million	
<b>Not-for-Profit GOB Activity Sub-Total</b>	<b>7</b>	<b>\$10.6 million</b>	
<b>TOTAL GOB ACTIVITY</b>	<b>493</b>	<b>\$283.3 MILLION</b>	

6